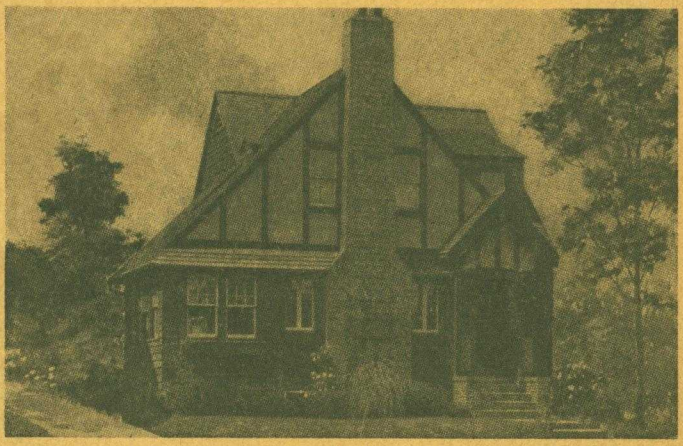
ARTISTIC HOMES

of Character, Permanence and Distinction



"The spot of earth supremely blessed,
A dearer, sweeter spot than all the rest."
—*OUR HOME*

PINES BUILDING COMPANY, Inc.

Sales Offices

1431 BROADWAY (N.W. Cor. 40th St.) New York City
7th floor Telephone Pennsylvania 0954

Executive Offices

217 Broadway, New York City
Phones: Whitehall 4690,

Introduction

THE greatest and most important problem of the prospective home owner is to find a building organization that is **not only** able, expert and experienced, but that is also **reliable, reputable** and **responsible**; an **honest** organization in which one can place his entire trust, faith and confidence without worry, fear or anxiety; an organization whose directors and officers are persons of standing, means and reputation, who (because of the reputation that is so valuable to them) **cannot afford** to be connected with any organization that employs doubtful methods.

In the City of New York, however, where one does not, at times, know even his next door neighbor, it is rather difficult to solve that problem because it is **so easy** for any irresponsible person or group to come out to the public with catchy phrases, high sounding names and other such means of deceiving the inexperienced who do not know the difference between the real and the sham.

The **key** for the solution of this problem is for the prospective builder to carefully **"investigate before he invests"**; to find out **"who is who and why"** in the building organization; and, to rely only on **bank** references, past **accomplishments** (that are matters of record) and, **facts** that cannot be denied.

We shall, therefore, in introducing ourselves, omit general adjectives and meaningless phrases, and confine ourselves to **undoubted facts.**

Who Are We?

JULIUS L. PINES, ESQ., Our President, is a graduate of the New York University, with the degrees of **L.L.B.** (Bachelor of Laws) and **L.L.M.** (Master of Laws); has been a practicing attorney in the City of New York for about 12 years, specializing in real estate and construction, having represented and **now** representing important firms of builders in matters involving millions of dollars; is the President and half owner of PINES HOMES CORPORATION, which recently completed the construction of about two blocks of brick homes (without the aid of building loans), practically all of which have been sold **in a short time,** to satisfied purchasers.

MR. IRVING LICHTMAN, Our Secretary and Treasurer, is a graduate of New York University, with the degrees of **B.S.** (Bachelor of Science) and **C.E.** (Civil Engineer); is a practical home builder, having built and sold homes in Bellaire, Long Island; has been connected with important construction Companies and was general superintendent in charge of construction of the Pines Homes Corporation.

E. B. PINES, one of our directors, is a graduate of New York University, with the degree of L.L.B. (Bachelor of Laws) and is admitted to practice in the City of New York.

B. LICHTMAN, another one of our directors, similarly is a graduate of the New York University, with the degree of L.L.B. (Bachelor of Laws) and is a practicing attorney of the City of New York, connected with the well known law firm of H. & J. J. Lesser.

CLEVELAND PUBLIC LIBRARY

PINES BUILDING COMPANY, INC.

217 BROADWAY
New York City
Telephone Whitehall 4690

Sales Office
1431 Broadway, N. Y. C.
(cor. 40th Street)
7th floor
Telephone Pennsylvania 0952

Office of the President

Dear Sir:

We take pleasure in sending you our booklet which contains but a few of the **hundreds** of plans we have in our office.

In examining these plans, we would ask you to bear in mind that if only the **outline** of a plan appeals to you, the other features as to size, materials and the like, can be changed to suit your individual taste, purse and purpose. Also, that we may **combine** features of various plans you select to be made into one that will satisfy you.

We shall gladly and cheerfully welcome you at our offices where the heads of our financial, architectural, estimate and other departments, will be entirely at your service to solve any problems you have, to the end that in accordance with your needs, convenience and means, the **best results** should be obtained.

You owe yourself the opportunity to let us demonstrate to your satisfaction that due to our building in quantities, for cash, and by expert-specialists, we are able to effect great savings and give you as much for your money as possible; that our modern method of financing your home requires a very moderate cash investment and enables you to pay off your home with your rent money.

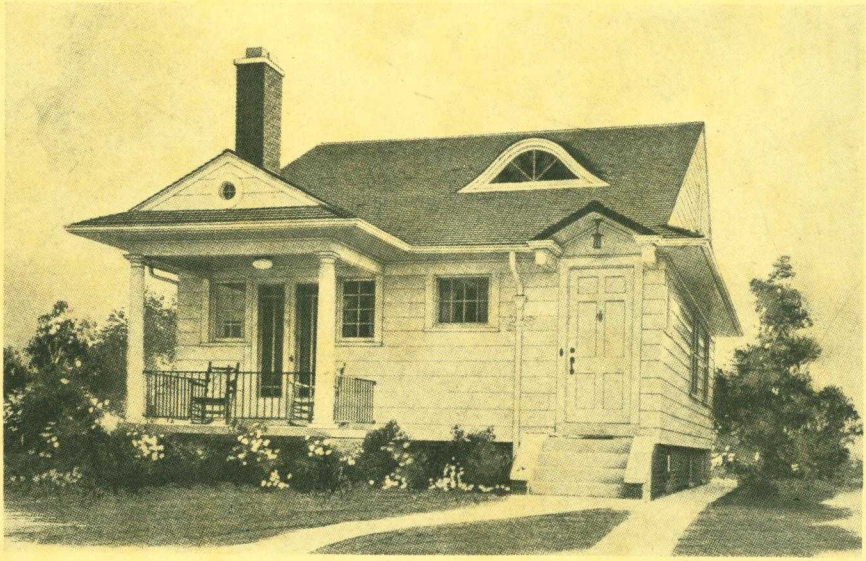
There is no charge made for any services rendered to you until a final arrangement is made to your entire satisfaction. You need not hesitate, therefore, to consult us as freely and as often as you please.

We shall make no extravagant promises, save to say that **we shall endeavor to do our best. We can promise no more. You should be satisfied with no less.**

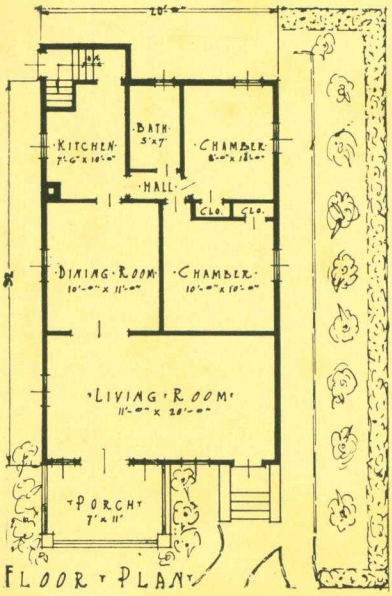
Very cordially yours,

PINES BUILDING COMPANY, Inc.
By Julius L. Pines,
President.

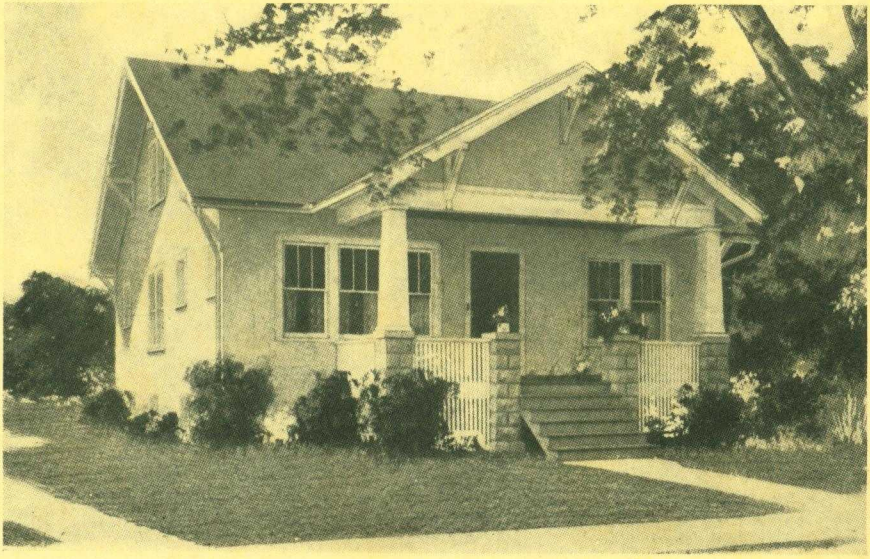
JLP/S



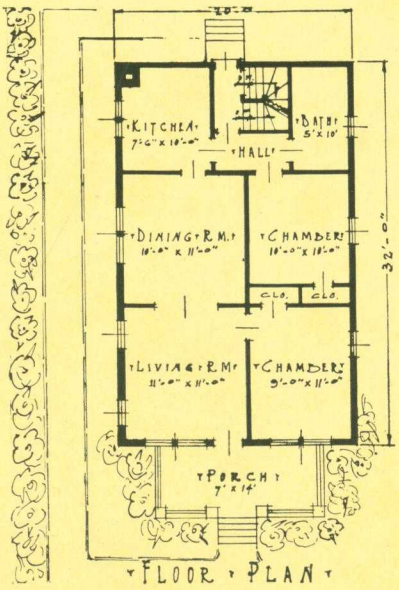
The Belmont



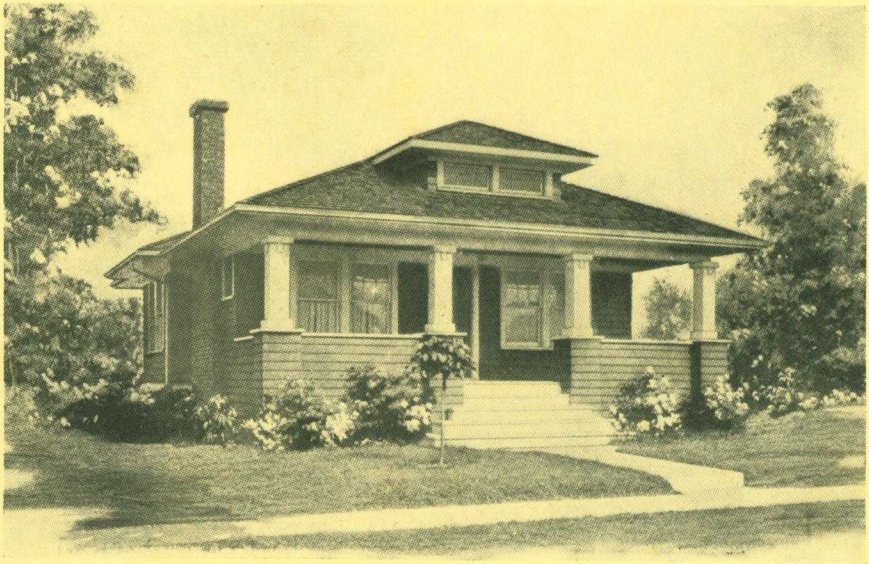
A FIVE-ROOM "Colonial" bungalow with all the coziness and convenience that have made bungalows popular. Its simple lines are restful and attractive, its plan economical and practical, its design, genuine as a recognized architectural type. The rooms are well planned for comfort and contain all modern improvements. The price is unusually low bringing it within the reach of the homeseeker of moderate means.



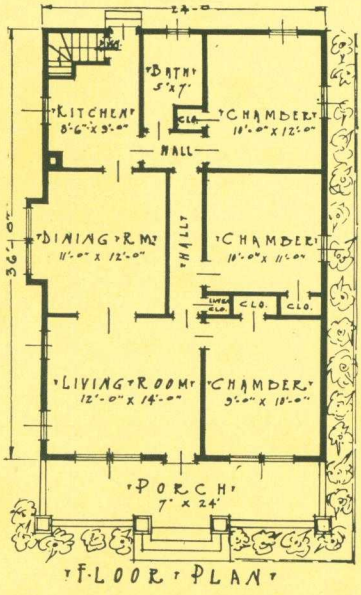
The Berkshire



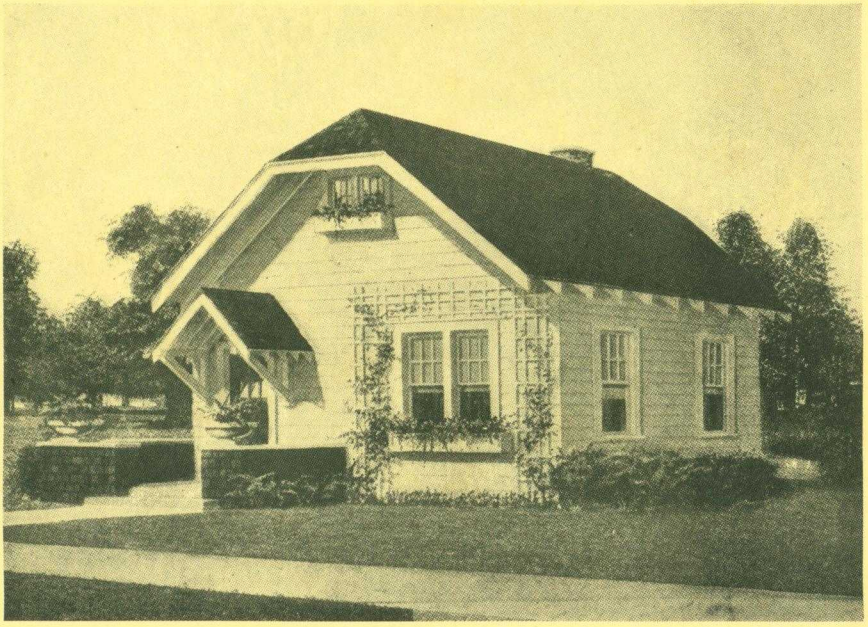
YOUR home offers the most permanent satisfaction of anything you buy. It is worth the effort you must put forth to attain it, for it is possible nowadays for anyone who can build at all to build a home of whose design and construction he can always be proud. The Berkshire is a home of five rooms and bath in which, comfort, special care to details, and other little touches have produced a well balanced home at an astonishingly reasonable price.



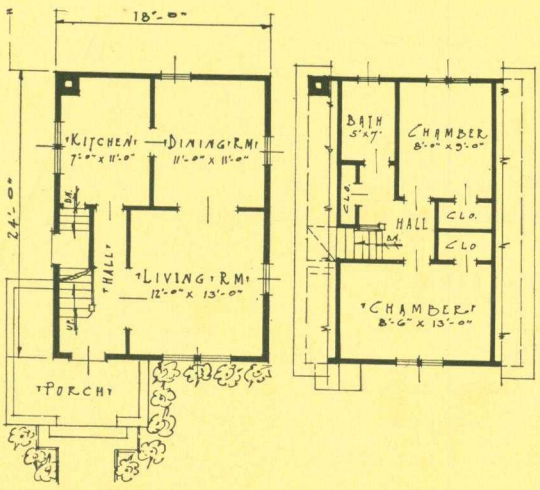
The Bristol



THE "Bristol" is a bungalow that will be recognized at once as possessing many unusually attractive features, combined with good taste, inviting appearance and roomy comfortable floor space. It contains six spacious rooms and bath, large open porch and individual privacy, built complete from cellar to attic either in frame, stucco or brick, leaving nothing to the imagination. The floor plans may be changed to meet any individual requirement. The price is unusually attractive and includes everything desired in a home complete to the last detail.



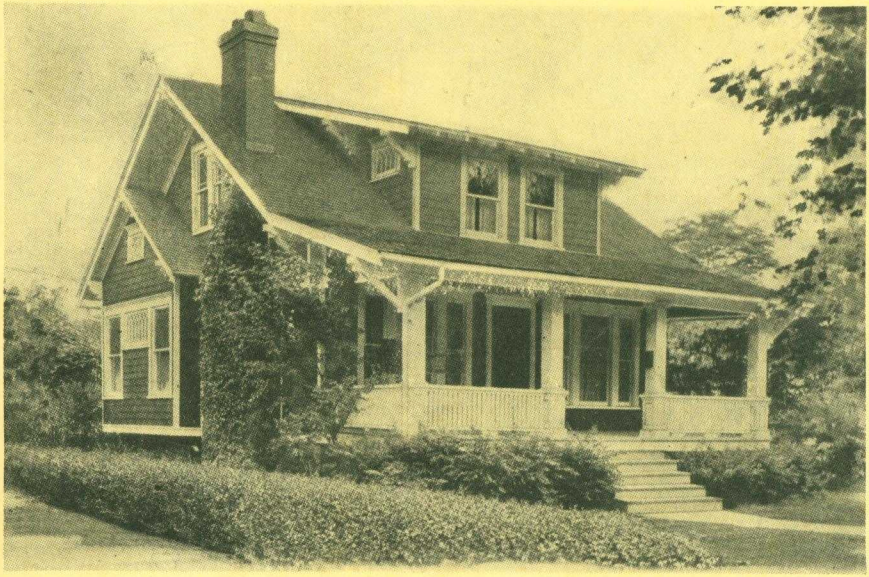
The Commodore



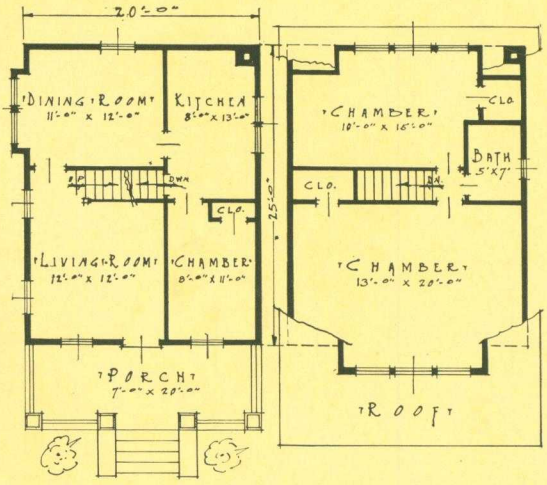
FIRST FLOOR PLAN

SECOND FLOOR PLAN

SIMPLICITY in its exterior and interior development is the chief charm of this five-room house. Its lines and proportions are good, its rectangular shape economical, and its design suitable to a narrow lot. It is a neat, well arranged, solidly constructed home, pretty without being too showy, not too large or too small, but just suitable to the average family. Designed with the utmost economy in mind, giving greatest results and biggest value at a moderate price.



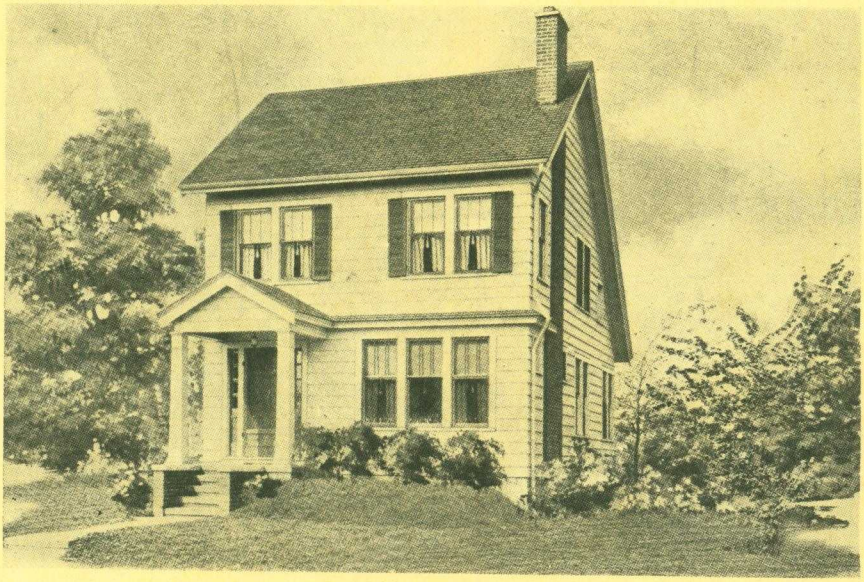
The Caledonia



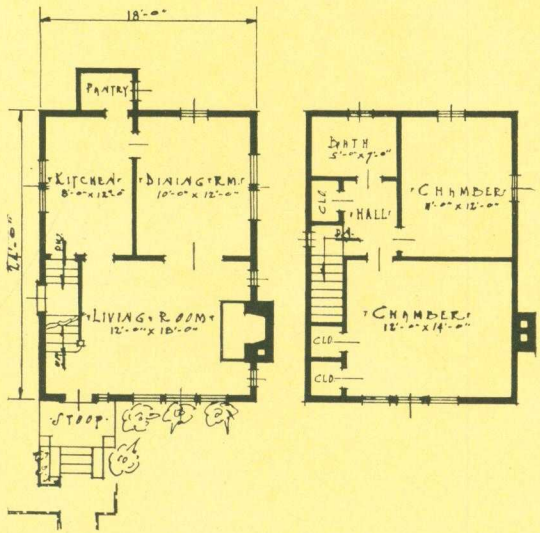
FIRST FLOOR PLAN

SECOND FLOOR PLAN

EXCELLENT floor plans, an attractive sensible exterior and economical construction make the Caledonia a house among thousands. Containing six large rooms and bath, spacious open porch which may be easily glassed in, it is truly one of our most popular designs. It embodies strength, dignity and gracefulness. It presents a most pleasing appearance and is of a character that will long retain popular favor.

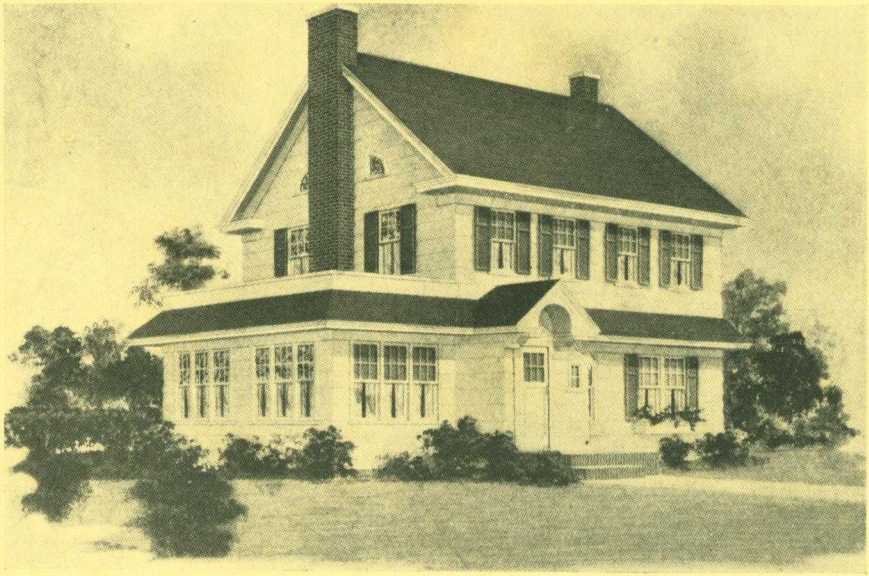


The Shelton

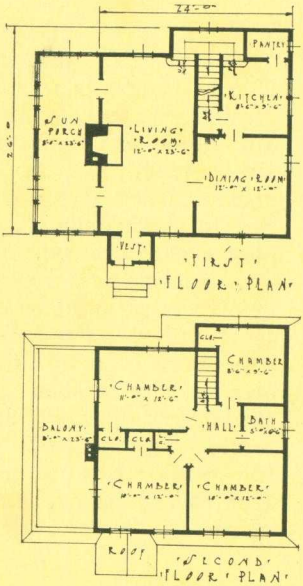


FIRST FLOOR PLAN SECOND FLOOR PLAN

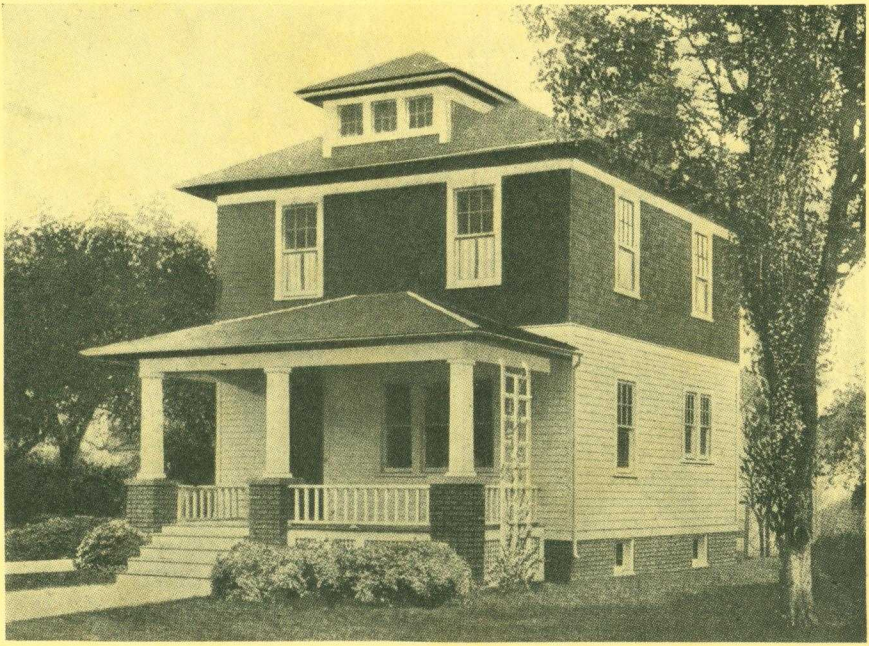
WE have condensed in this plan as much actual convenience than is usually found in a six or seven room two story house, cutting down the cost to a minimum. Almost anyone can own this well balanced roomy dwelling. Its economy of space and material make it possible. This type has become very popular in the last few years, and deserves its distinction as it has made many former rent payers, happy home owners with very little effort.



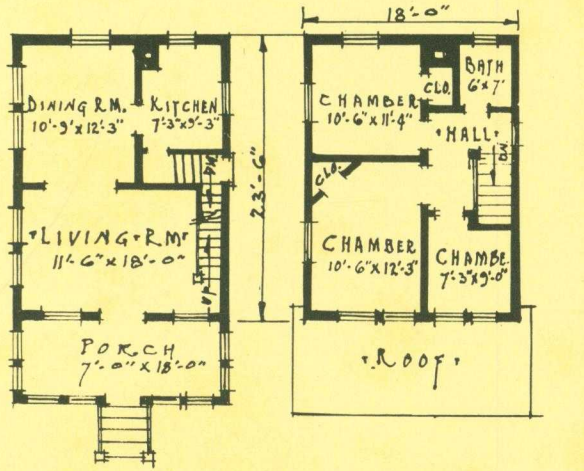
The Sheldrake



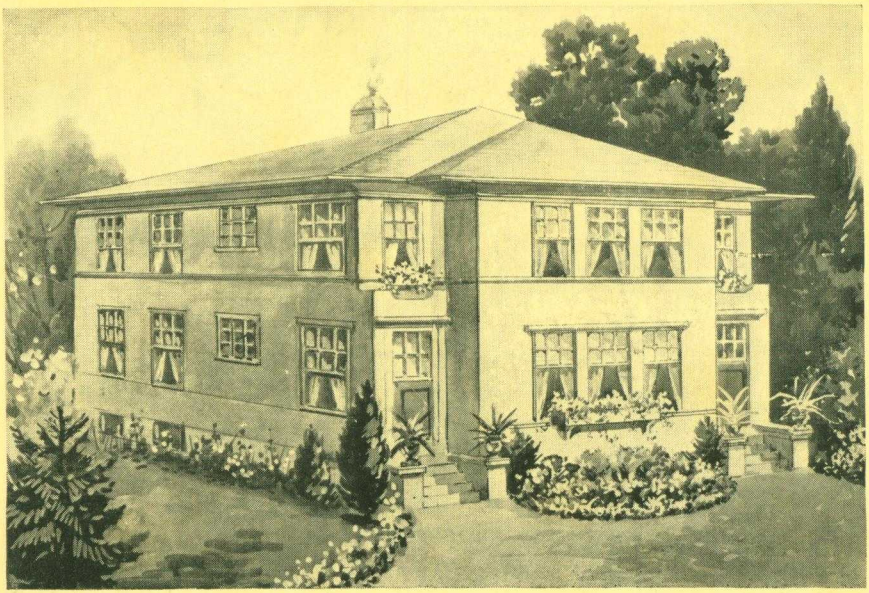
THE ever popular Dutch Colonial house with its beautifully balanced exterior and convenient interior arrangement is always a staple type. The large living room, open fireplace, spacious sun parlor, private stairway, and open balcony are only a few of the beautiful features in this elegant home. It contains seven large rooms and bath all conveniently arranged for maximum comfort. May be built larger or smaller with prices accordingly.



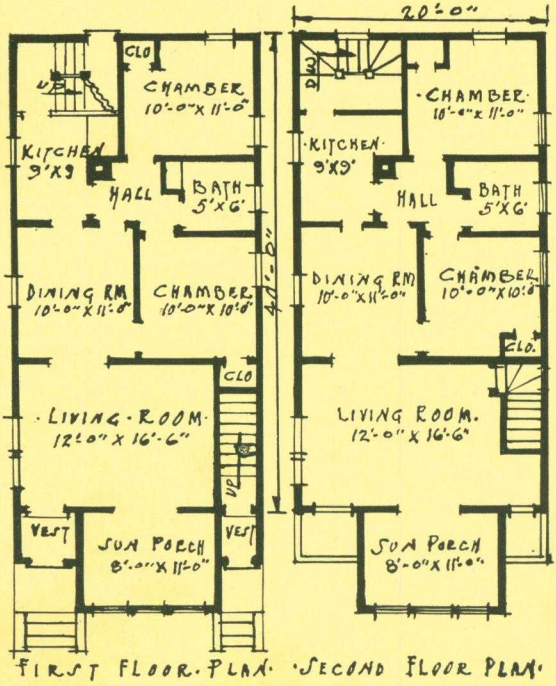
The St. Regis



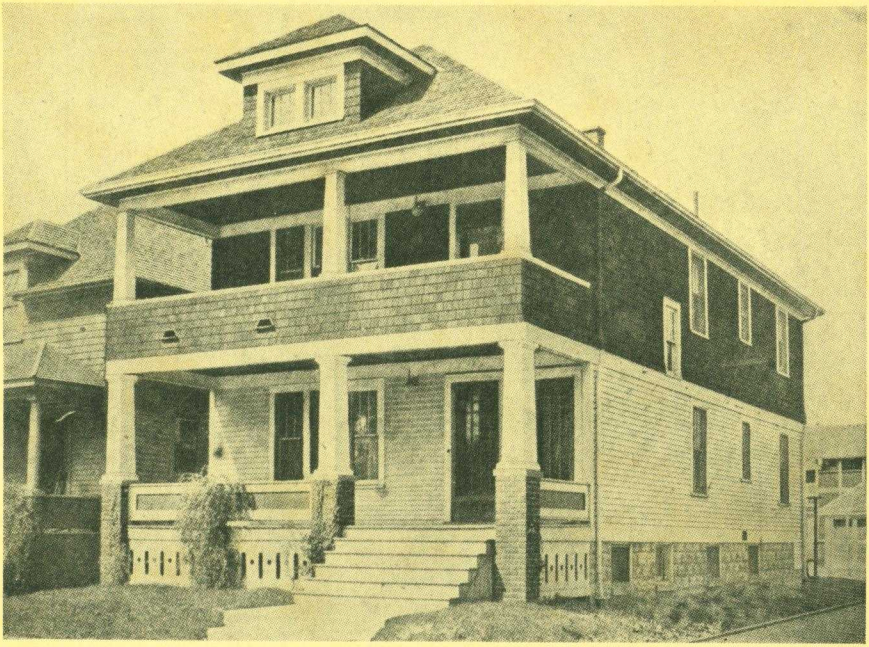
A HOME of everlasting beauty and refinement with simple but attractive exterior design and economical interior arrangement is contained in the St. Regis. It would be hard to plan a house with a more comfortable layout embodying so many desirable features and still keep the cost of it down to a minimum. You will be agreeably surprised to know the price of it complete with all modern improvements. It may be built with a sun parlor as shown on the plan.



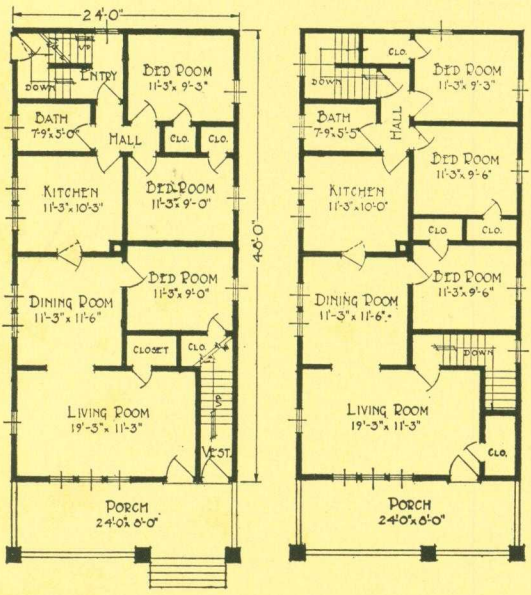
The Newport



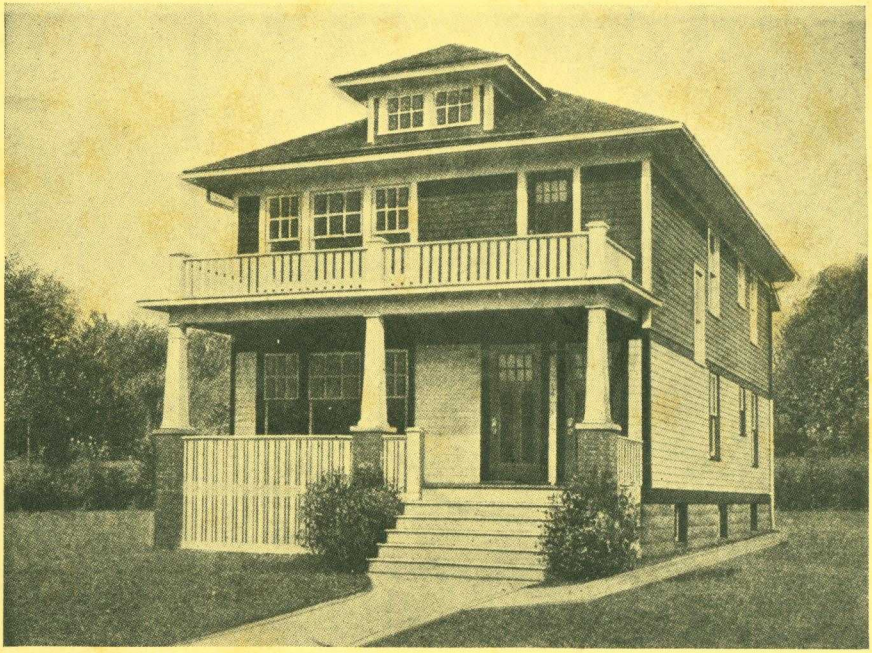
AND now we have a two-family home of ten rooms, two baths, separate sun parlors and private entrances. A home that can be built at a low cost and make an exceptionally good paying investment. Both apartments are laid out practically identically the same. Every room is of good size and each bed room is provided with a clothes closet. Exceptionally desirable as it can be built on a single lot. The income from one apartment is sufficient to pay all carrying charges, giving the home owner a beautiful apartment rent free. The price is its best inducement.



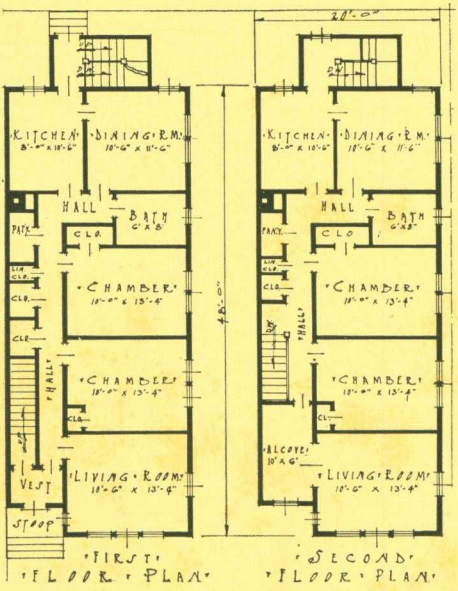
The Netherland



FOR those who prefer large open porches, spacious rooms, and a good income producing investment we have designed the Netherland. Laid out for convenience, economy of plan, with minimum expenditure, it is undoubtedly the biggest value for every dollar invested in it. Any individual requirement may be incorporated in this plan and the house may be built of a size in keeping with what you want to spend for it. Only a small cash investment makes you the proud owner of this well planned two family home.



The New York



THE New York is a two family home of five rooms and bath on each floor that has been specially designed to suit a narrow city lot. Where a condition arises that it becomes necessary to build this house almost on one of the side lines of the property, you will note how admirably the plan is fitted for such a condition. Or when it is deemed advisable to build two such houses they may be placed against each other. It may be built with porch and balcony as shown in the illustration. On the whole it is a home that could suit almost any condition, at an inducing price.

Our Guarantee

1. That we have **one price** only; not only **before** an arrangement is made, but (what is more important), **afterwards**; that we do not practice the omission of items so as to make it possible to add "extras"; that our price when given, includes **everything**, from the making of the plan and financing of the home, to the time that it is fully ready for occupancy.

2. That we consider our duty not ended until you are **comfortably** installed in a home that you **will be proud of.**

3. That we shall give our personal individual attention, best efforts and honest endeavor to the home we build for you.

4. That your home will be so financed as to afford you an opportunity to pay it off with your rent, upon the **easiest terms possible.**

5. That we shall effect such service that no matter what the cost of your home may be, it shall be **beautiful, comfortable** and **durable**; a home of character and distinction, expressive of your taste and individuality; of the finest material and best workmanship.

Our Ambition

1. That every home we build should be a **standing testimonial** to our ability and good faith.

2. That every one for whom we build a home shall be so satisfied as to give us in return, his **unqualified endorsement.**

3. That each home shall measure up to our "ideal" of a home, as expressed on the last page.

Our Motto

Safety, Service, Satisfaction

Our Best Policy

Honesty

The **Ideal** home should be:—

P ractically planned for **permanent** duration.
I deal as to quality of construction and material.
N either **"sectional"** nor **"ready-cut."**
E conomical, efficient and elegant.
S uitable, as to size, means and location.

B eautifully built by **expert** builders.
U seful as to every part.
I ndividual design of character and dignity.
L uxurious, restful and charming.
D istinctive, desirable and delightful.
I nsuring **comfort** and assuring contentment.
N ot the landlord's, but your own.
G raceful, gratifying, generating gladness.

C ombining comfort, **convenience** and coziness.
O f quality appealing to the discriminating.
M odel masterpiece of beauty and utility.
P erfectly pleasant and **prosperous looking.**
A ttractive, artistic appearance.
N est **of love** and happiness supreme.
Y ours **forever** to have and enjoy.

H ome that is hospitable and harmonious.
O wned by one who loves to own.
M oderate in price—**of maximum comfort.**
E xpressive of **your** taste and individuality.
S pacious, solid and **substantial.**

Such are

PINES BUILDING COMPANY HOMES

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